



CHICAGO PLAN COMMISSION

Department of Planning and Development

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT:
GRACE MANOR AFFORDABLE MULTI-FAMILY HOUSING**

3401-23 W. Ogden Ave. (24th Ward/Ald. Michael Scott, Jr.)

Applicant: East Lake Management

1/20/2022



Project Description

The Applicant is proposing the following:

- Rezone the site from Planned Development #833 to a B3-3 (Community Shopping District) and then to a new Residential Business Planned Development.
- Develop a **six-story, mixed-use building with 65 units of affordable housing**, ground-floor retail space and 18 parking spaces.

Site Conditions:

- Current use: 10th District parking
- Net site area: 26,792 sf/.62 acres





**Legacy
Charter School**

**CPD 10th
District**

ISW RFP Site

OGDEN AVE



BIRDS EYE VIEW – FROM SOUTHWEST



CTA Pink Line

Lawndale Christian

ISW RFP Site



BIRDS EYE VIEW – FROM EAST



EXISTING CONDITIONS – DEVELOPMENT SITE

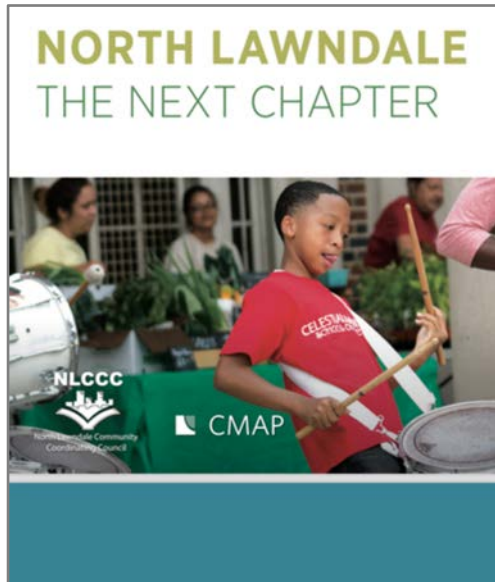
Lawndale Redefined (RFP Selection)

- Multi-family, mixed-income housing
- Community arts and tech center
- Restaurant, grocer, retail space
- Public plaza



**Grace Manor
Site**

★ Planning Context



North Lawndale: The Next Chapter, Quality of Life Plan (2018)

- Led by North Lawndale Community Coordinating Council, LISC, CMAP
- Recommendations for Ogden Avenue:
 - Opportunity to expand community retail amenities
 - Opportunity to develop affordable housing
 - Need for "complete streets" improvements to better support pedestrians, cyclists and public transit.

Project Background

- Partnership between East Lake Management and Grace Memorial Baptist Church
- Initially proposed for City-owned site at 13th and Kedvale, relocated to Ogden Ave. ISW corridor
- Funded with assistance from DPD, DOH and CHA

Project Timeline

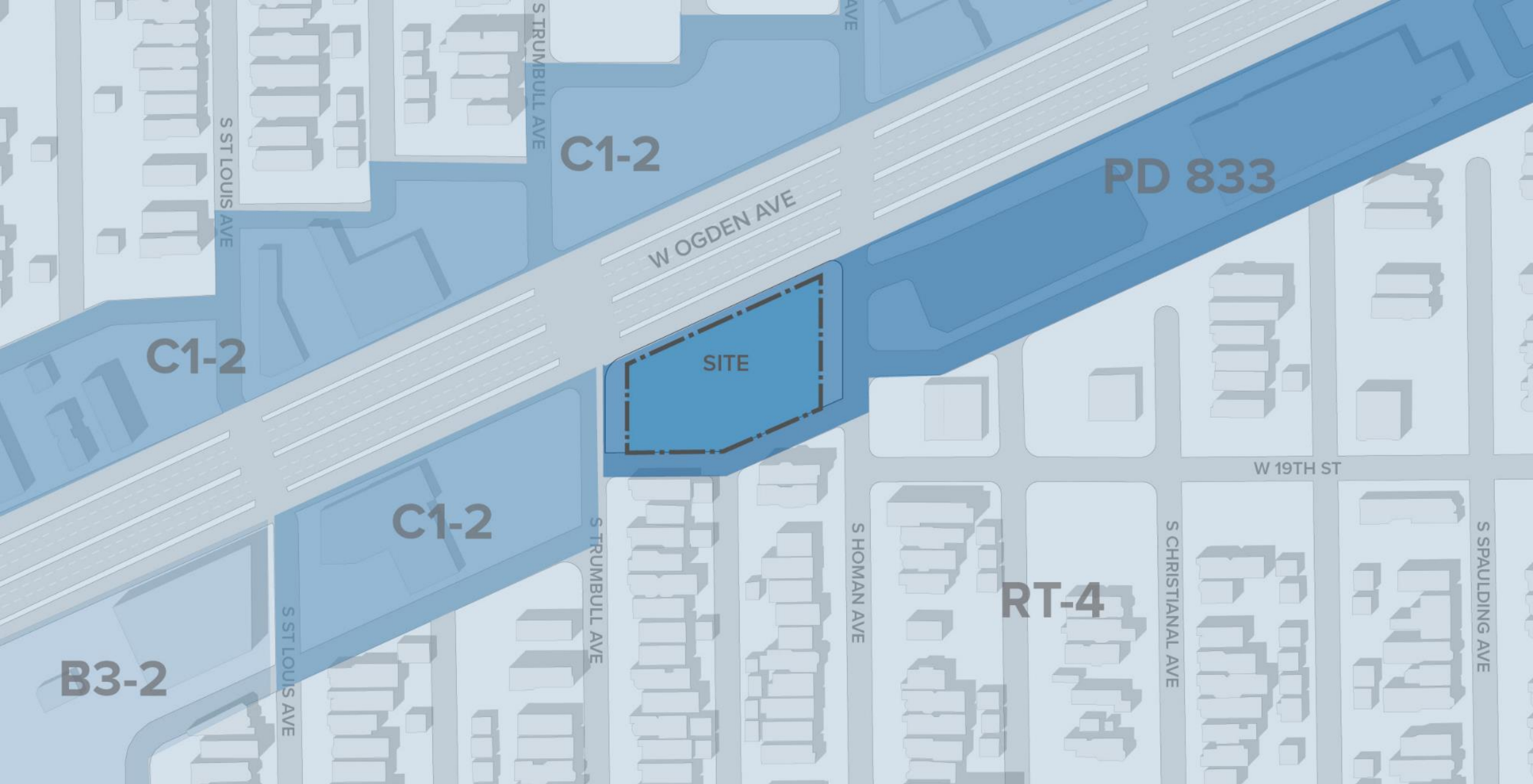
- **February 2021:** Zoning Intake meeting
- **September 2021:** PD application filed
- **January 2022:** community meeting in cooperation with 24th Ward
- **January 2022:** CDC approval

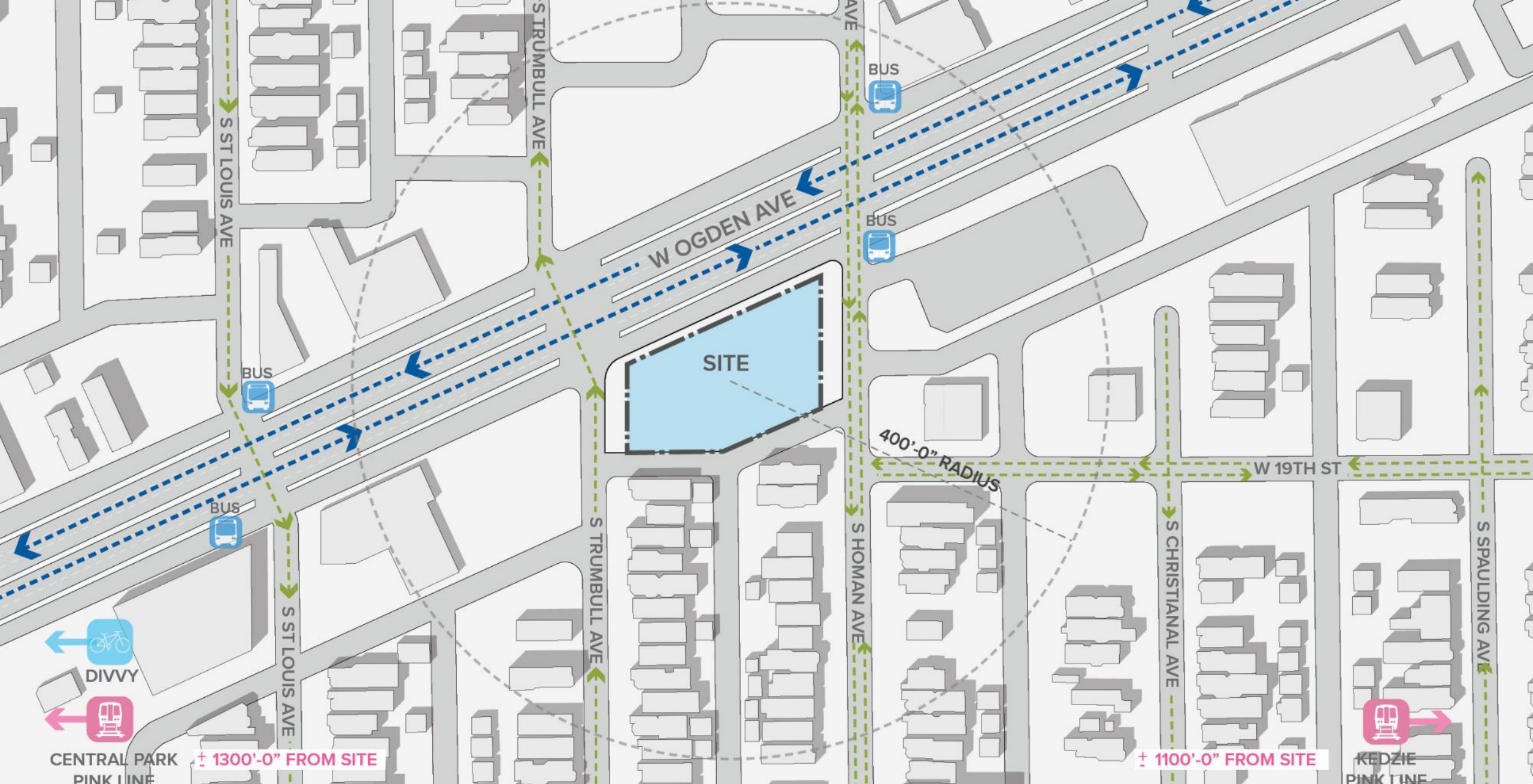


Project Summary

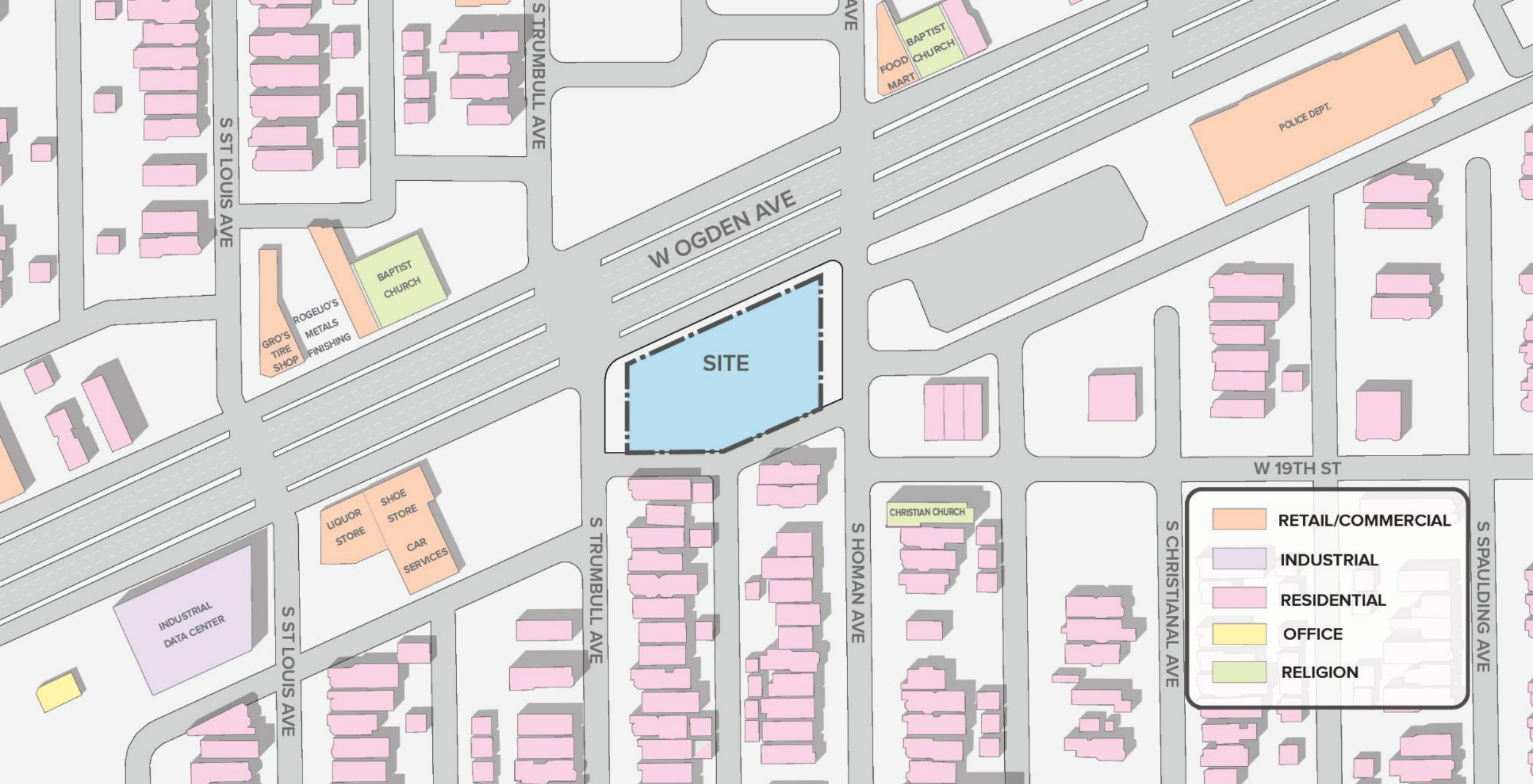
The desire to develop Grace Manor Apartments originated from the Grace at Jerusalem CDC and residents of Lawndale who recognized that new housing is critical to the neighborhood's revitalization. The CDC partnered with East Lake, who own and manage over 500 units in the neighborhood, to house and employ local residents.


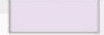



- 65 units of affordable housing, with 19 units rented through the Chicago Housing Authority RAD program
- 1st floor includes space for commercial and community services, including the Resident Service Coordinator and programming provided by Grace at Jerusalem
- Building Amenities:
 - Fitness center
 - Laundry in-building
 - Rooftop terrace
 - Package room
 - Computer room
 - 18 on-site parking spaces
 - Bicycle storage
 - On-site management

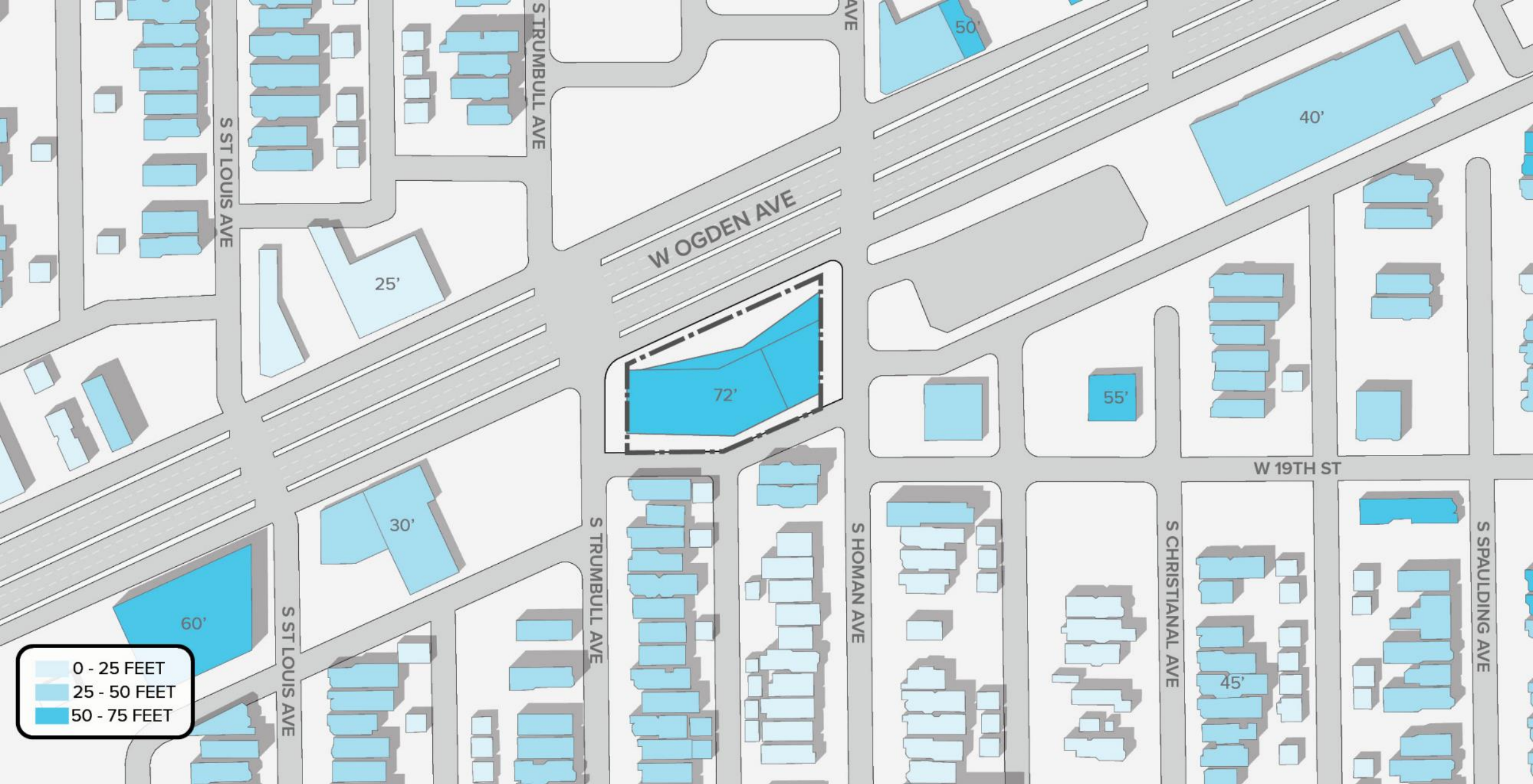




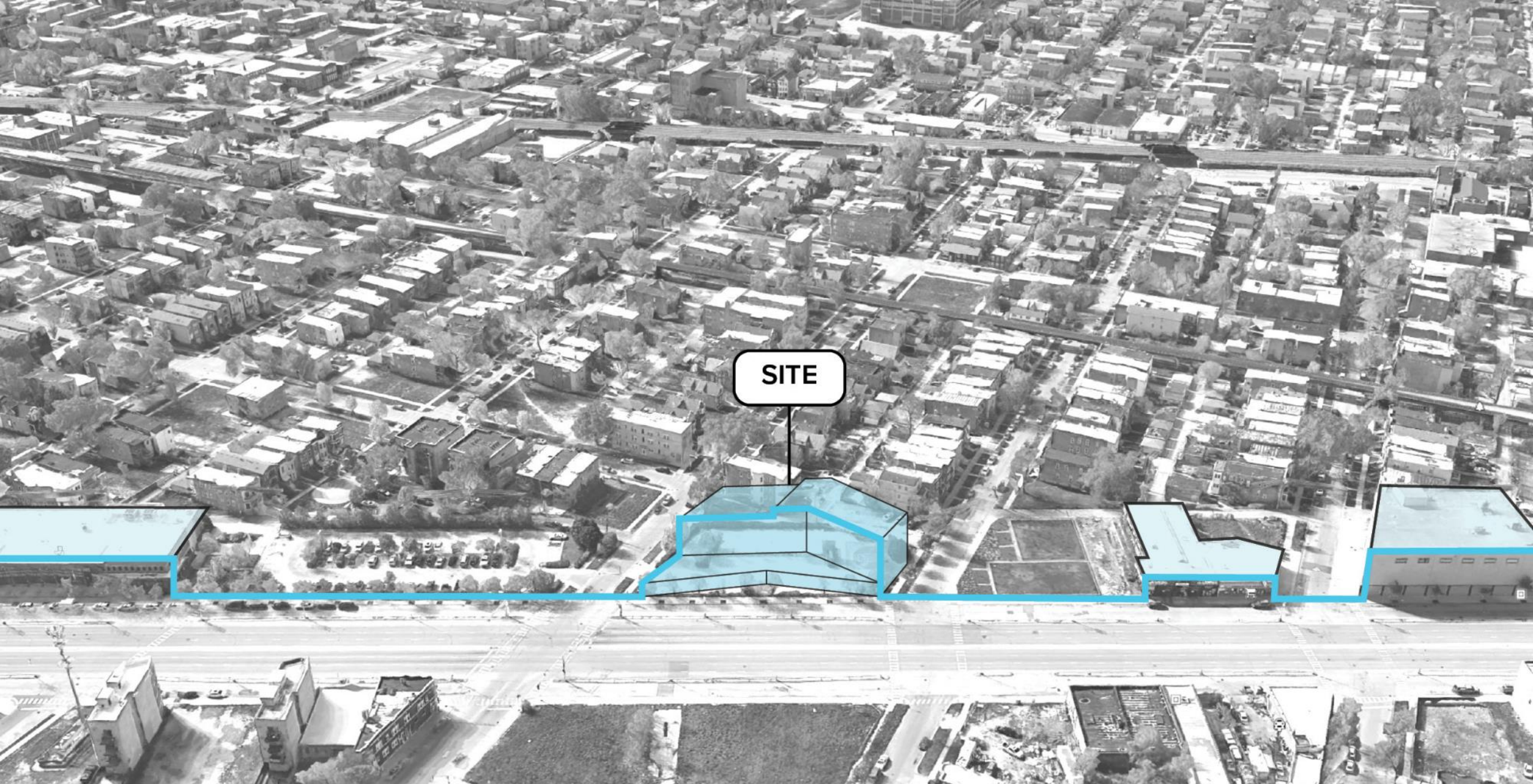
SITE CONTEXT STUDIES – SITE CIRCULATION



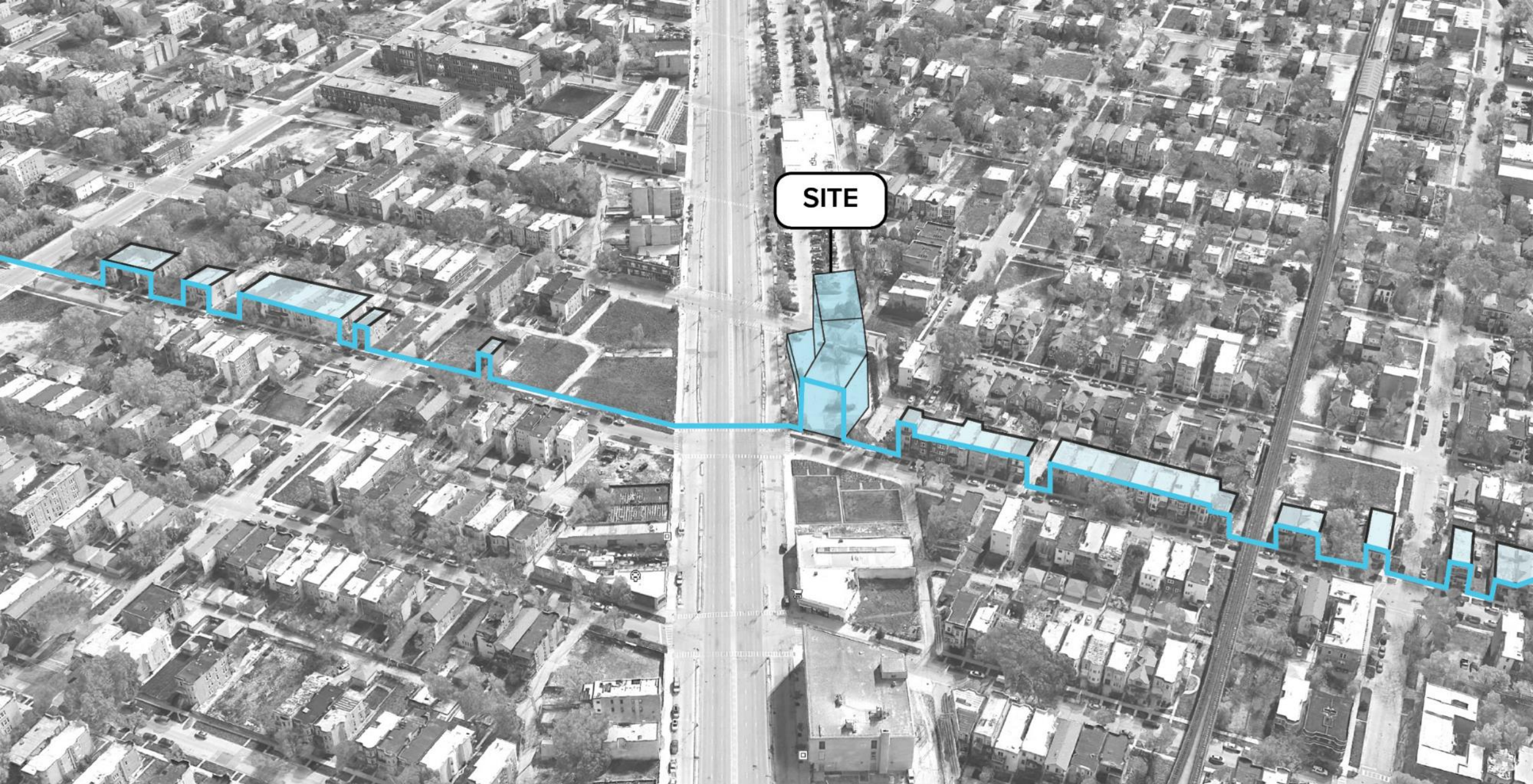
	RETAIL/COMMERCIAL
	INDUSTRIAL
	RESIDENTIAL
	OFFICE
	RELIGION



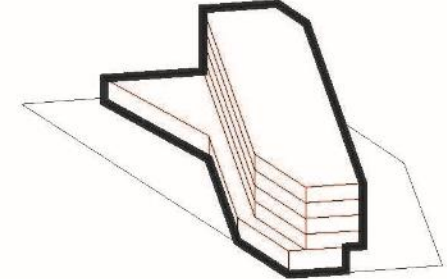
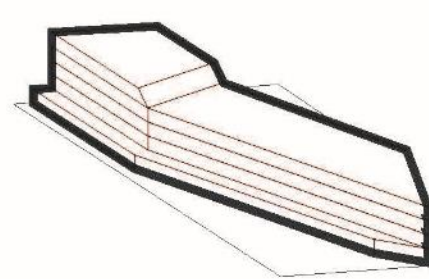
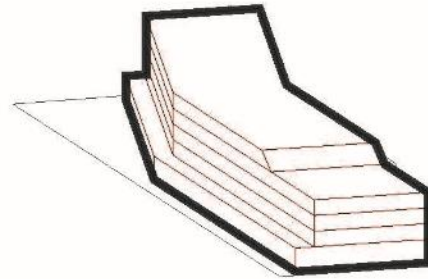
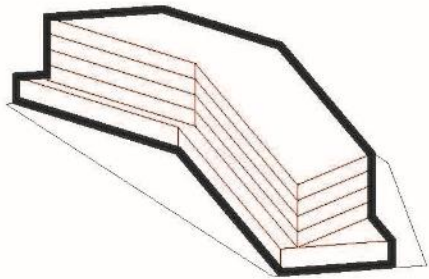
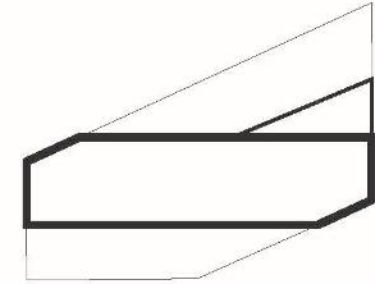
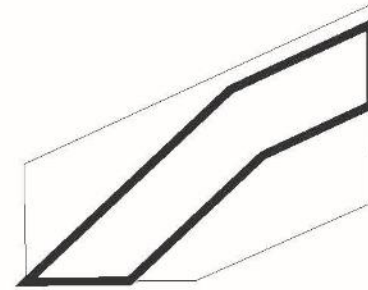
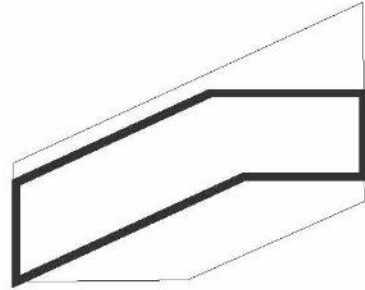
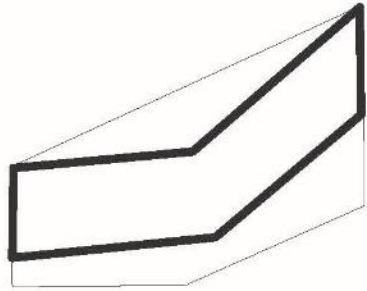
SITE CONTEXT STUDIES – SURROUNDING BUILDING HEIGHTS



SITE



SITE

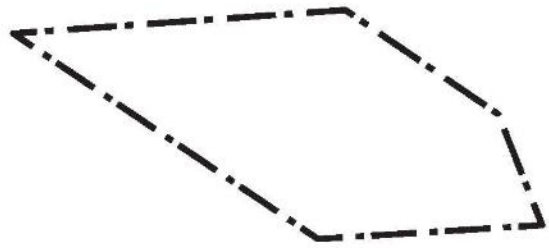


FOLD

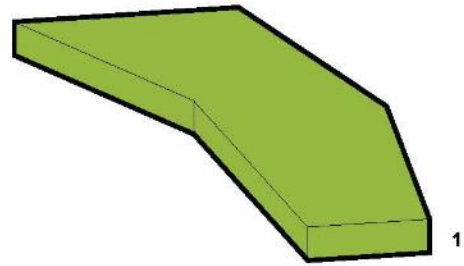
BEND 1

BEND 2

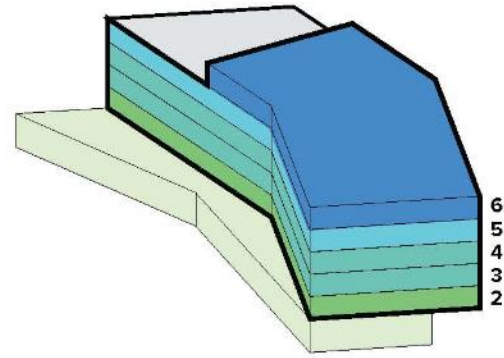
BAR



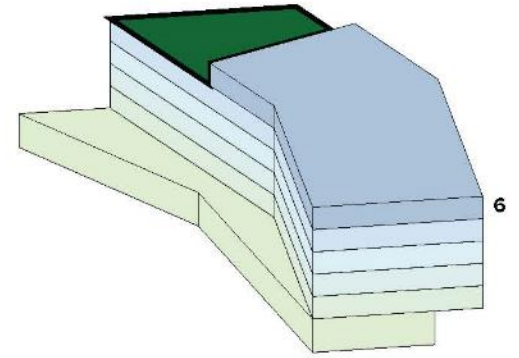
SITE



COMMUNITY

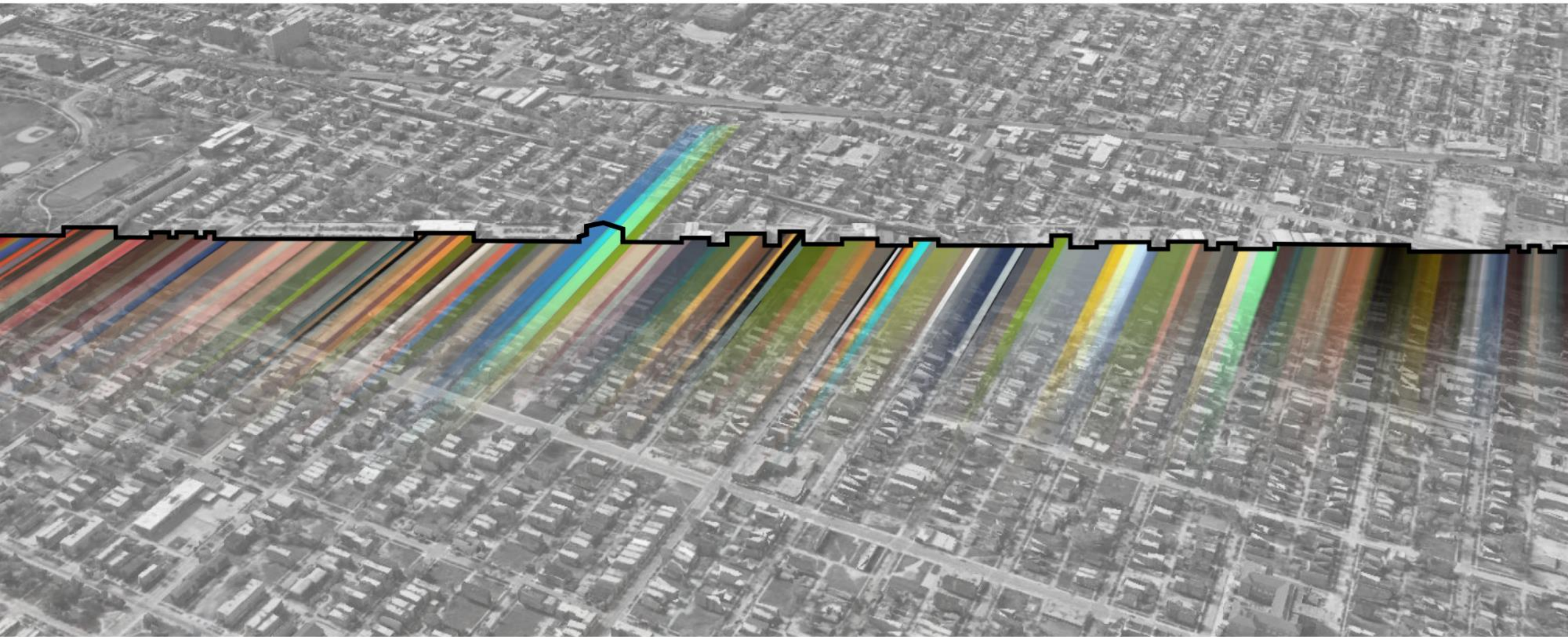


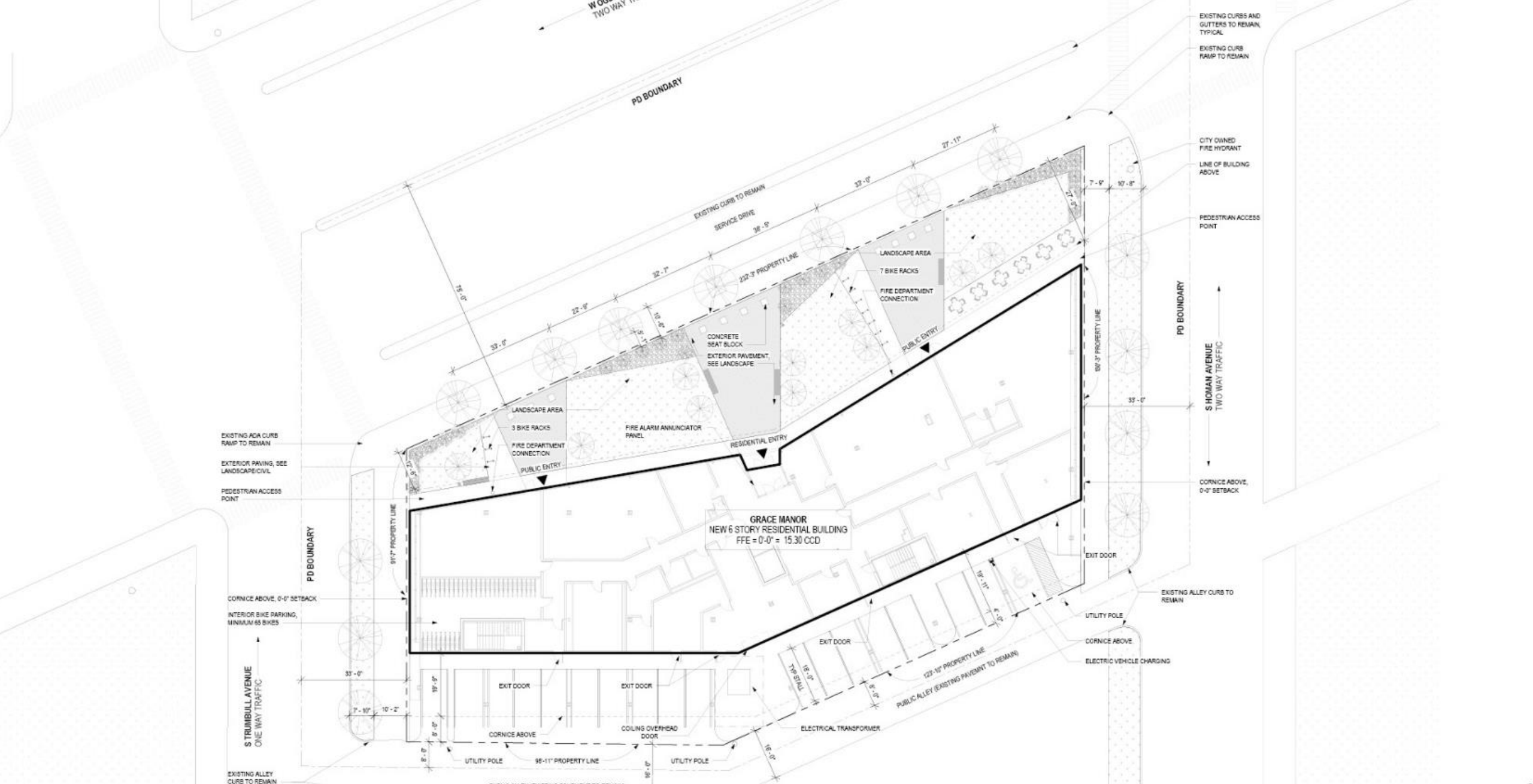
LIVING

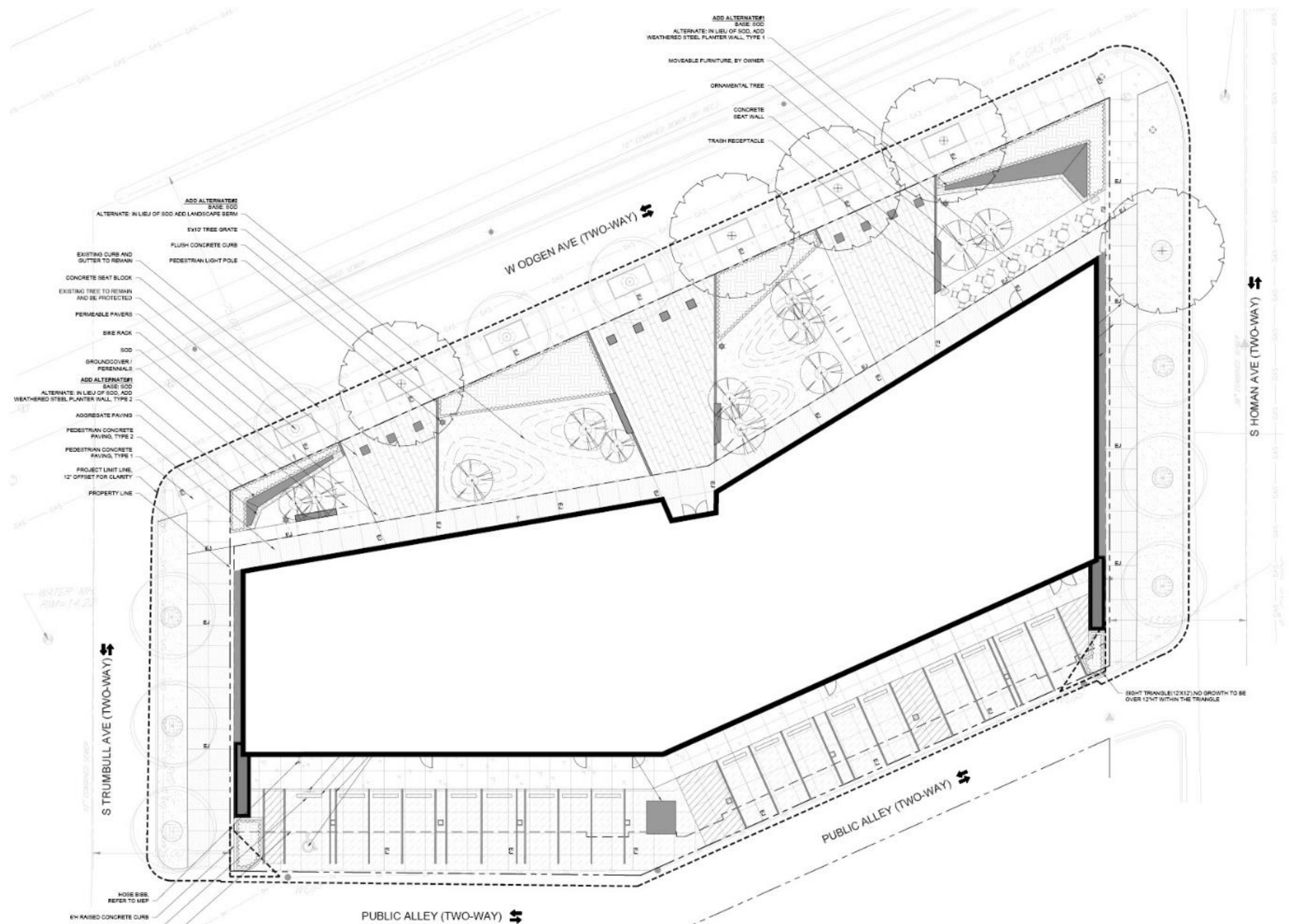


CONNECTING











RENDERING - VIEW FROM NORTHEAST 25



RENDERING - VIEW FROM NORTHEAST



RENDERING - VIEW FROM NORTHEAST



RENDERING - VIEW FROM NORTH (OGDEN AVE)



RENDERING - VIEW FROM NORTHWEST



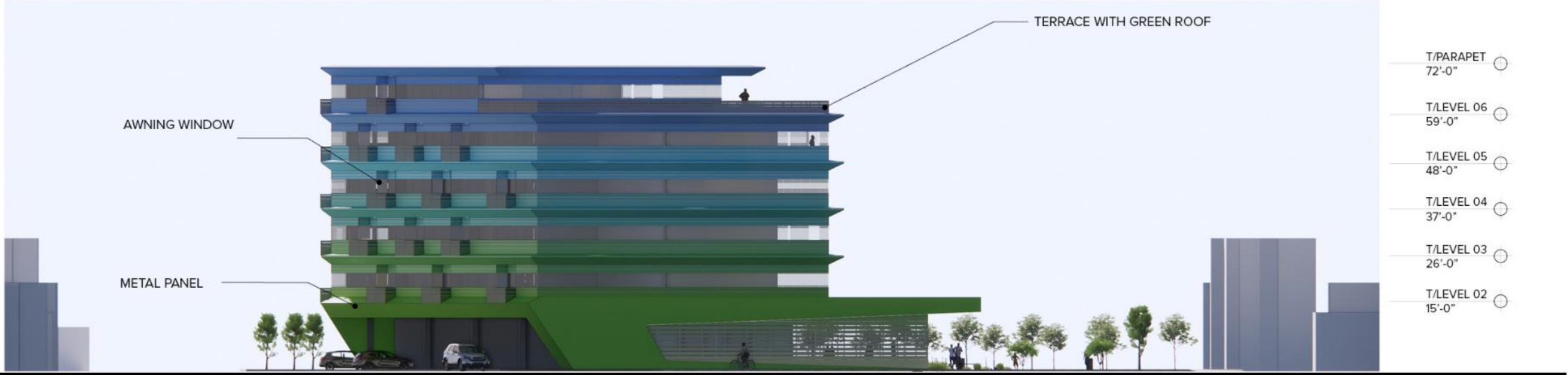
RENDERING - VIEW FROM SOUTHEAST



RENDERING - AERIAL FROM NORTHEAST



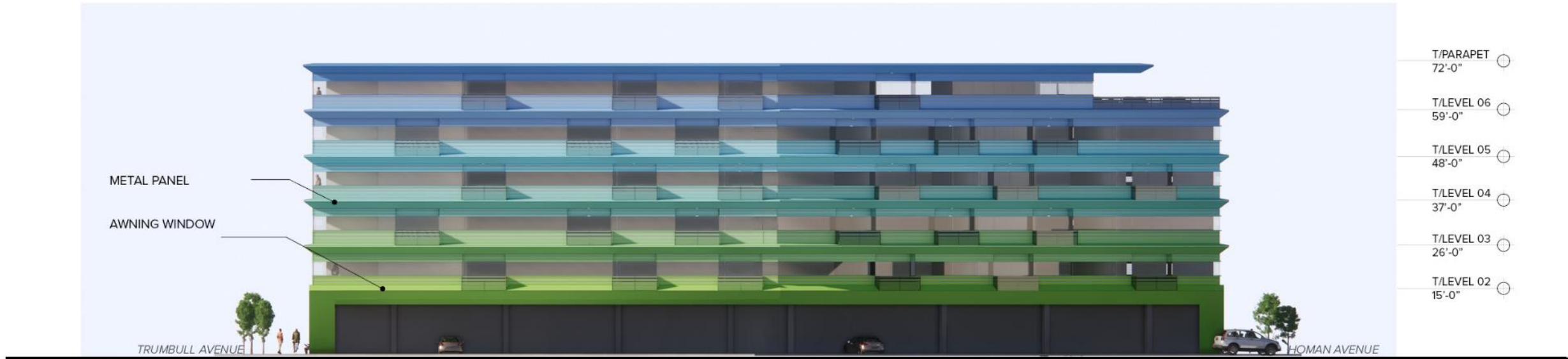
NORTH



EAST



WEST



SOUTH







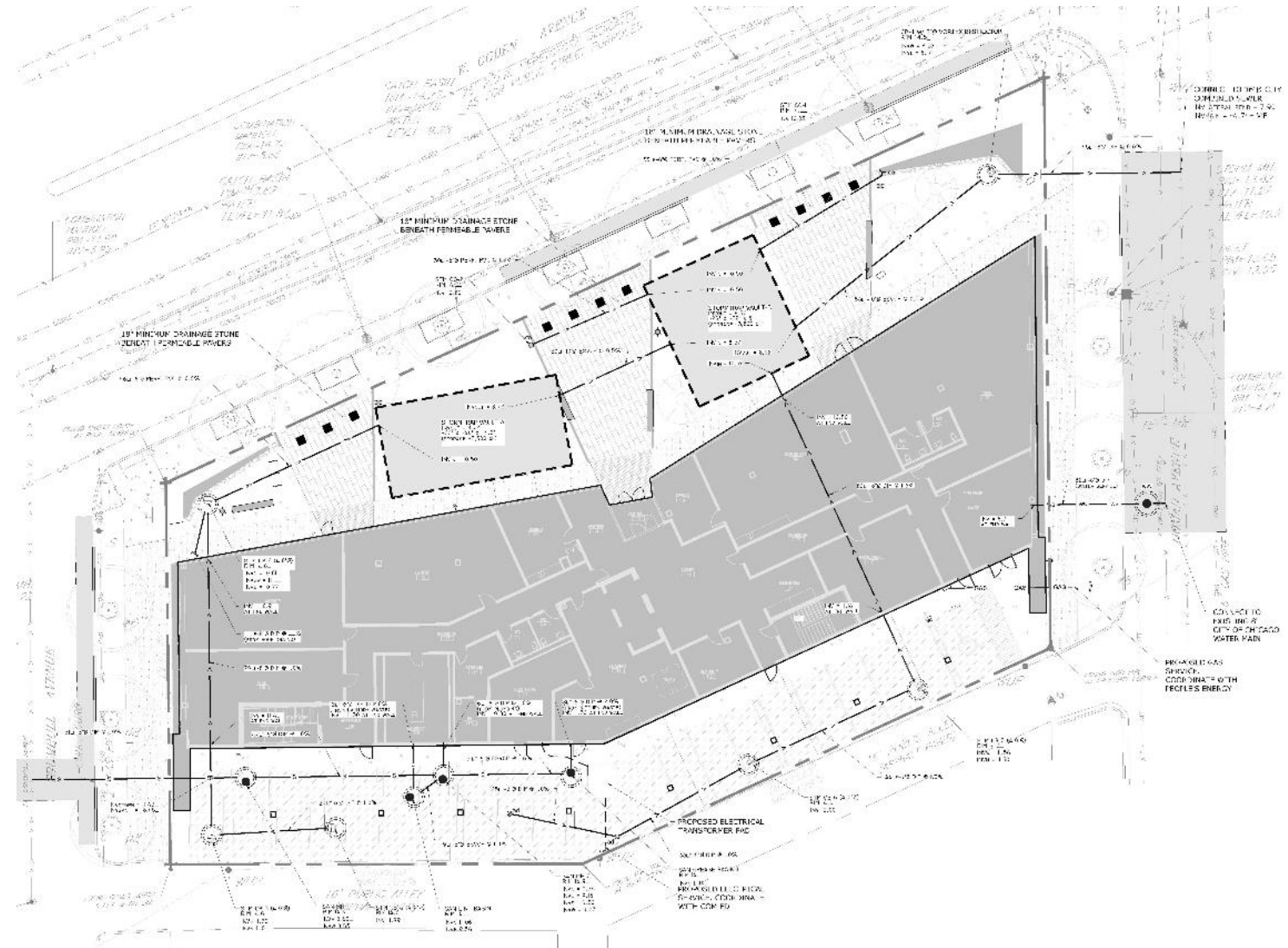






Stormwater Compliance Summary:

- Precast detention vaults under front landscape with 7,300 CF storage
- Permeable pavers over front landscape with 18" minimum drainage stone beneath
- Green roof above exposed portion of first story adds to stormwater detention



Public Benefits

- 150 Estimated temporary construction jobs
- 12 Estimated permanent jobs
- 65 Total Units:

UNIT TYPE	TOTAL UNITS	One-Bedrooms	Two-Bedrooms
CHA RAD Units	19	9	10
Affordable at 60% AMI	46	22	24

- Community health & wealth services run by Grace at Jerusalem:
 - Resident Service Coordinator (RSC) will support efforts to enhance resident's quality of life through case management and linkage to agencies and institutions in the surrounding community. Our RSC will be responsible for building and maintaining relationships with local service providers to facilitate resident access to job training, job placement agencies, recreation, and medical services.
 - Additional first floor space will house job training and wealth building classes run by Grace CDC
 - Commercial space with potential tenants including café and neighborhood health uses

Minority- and Women-Owned Business Enterprise Goals

- Minimum 26% Participation from Qualified Minority Business Enterprises
- Minimum 6% Participation from Qualified Women Business Enterprises

DPD Recommendation



DPD Recommendation: Approve zoning map amendment to rezone 3400-18 W. Ogden Ave. to the B3-3 zoning district and establish a new Residential Business Planned Development

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the amendment for the following justifications:

- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Promotes transit, pedestrian and bicycle use (17-8-0904-A-2); minimize and mitigate traffic congestion associated with the proposed development (17-8-0904-A-5); and provide adequate bicycle and vehicle parking (17-8-0904-A-7).
- Reinforces desirable urban features found within the surrounding area; creates seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character (17-8-0906)
- Provide adequate, inviting, usable and accessible open spaces and provide substantial landscaping of the open areas on the building and the site (17-8-0909-A-1&2).

It is the recommendation of the Department of Planning and Development that the application for a zoning map amendment for 3400-18 W. Ogden Ave. be approved and recommended for passage to the City Council Committee on Zoning, Landmarks and Building Standards.